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PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 59332
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rosaria Pereira Michelle Serra Pereira 2120 Lebanon Pike #79 Nashville, TN 37210	NEW OWNER

TAX MAP PARCEL NUMBERS: 95-5-B-161.00

Bill Garrett Davidson County
Batch# 29658 **DEEDWARR**
11/27/2017 11:00:38 AM 2 pgs
Fees: $13.00 Taxes: $673.40

20171127-0120526

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$182,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tracy Leftwich, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rosaria Pereira and Michelle Serra Pereira, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 79 as set out in the Declaration and Covenants, Conditions and Restrictions Establishing the Easthaven Townhomes, a Planned Unit Development of record in Instrument No. 20010806-0083543 and amended in Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, to which said restrictions references is made for a more complete description thereof.

Being the same property conveyed to Tracy L. Leftwich, unmarried by Warranty Deed from R.J. York Homes, LLC, dated September 24, 2004 and recorded on September 29, 2004 of record in Instrument No. 20040929-0117207, Register's Office for Davidson County, Tennessee.

Taken from the recorded Planned Unit Development Documents

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in as set out in the Declaration and Covenants, Conditions and Restrictions in Instrument No. 20010806-0083543 and Instrument No. 20040419-0043570, said Register's Office, which Plan shows a minimum building setback line and easement for public utility and drainage purposes to which said Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961, Charter Amendment in Instrument No. 20020709-0082356, Instrument No. 20040419-0043570, Conveyance of Common Elements by Quitclaim Deed of record in Instrument No. 20020709-0082358, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 2120 Lebanon Pike, # 79, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of November, 2017.

Tracy L. Leftwich
Tracy Leftwich

State of Tennessee

County of Davidson

On this 20th day of November, 2017, before me the undersigned authority, personally appeared Tracy Leftwich, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $182,000.00.

Affiant

Sworn and subscribed before me this 20th day of November, 2017.

Notary

My Commission Expires: 5/3/21

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN